

*Compliments of
Geo. Q. Sanborn,
Sebastopol, Cal.*

SANBORN'S SUB-DIVISION OF THE ROBINSON RANCH

GENERAL DESCRIPTION

This fine ranch consists of 422 acres and is located 4½ miles southwesterly from Sebastopol, Sonoma County, Calif. I have recently surveyed this body of land into small acreage pieces and am now ready to offer it to purchasers at very reasonable prices and upon extremely easy terms where desired.

The ranch is more or less rolling, rich alluvial sandy loam soil that is admirably well adapted to the raising of all kinds of fruits and berries, garden truck, general farming or poultry raising. There is considerable very rich sediment bottom land along the waterways, and many of the lots contain a portion of this kind of land with a portion of the rolling sandy loam fruit soil. This land has been used for pasture for a great many years and is practically all virgin soil.

A small portion of the ranch is very heavily timbered while other portions contain a small amount of scattering native trees which can be cleared for plow at a trifling expense, and a considerable portion is now entirely clear and ready for plowing.

The ranch is particularly well adapted to

the raising of apples and cherries, and these are two of the products that are bringing the money home to the farmers here. At the price this land is selling for there is no better investment for money than to place it in this raw land, plant it to fruits and watch it double and redouble in value during the next ten years. Plant berries between your tree rows, which will come into bearing quickly, and which, together with poultry, should support you while you are growing your orchard and doubling the value of your land.

The ranch contains about 35 acres of fourteen-year-old bearing apple orchard that is turning off a large income and is very valuable. It is not excelled by any orchard of its age in Sonoma county. It is a business apple orchard in the finest condition, and grown by a man who knew how to produce such an orchard. Good fruit evaporator, splendid dwelling, two large barns and numerous other improvements.

It has the best soil, is the best watered and most all around desirable ranch that I have ever offered in sub-divisions here.

Prices--See Map Other Side

The map on the reverse side of this sheet shows correctly the position of all the springs on the place, as well as the running streams which are fed from large springs and run abundantly at all seasons. Also shows position of all improvements, orchard, etc. The fruit dryer is located on a small lot fronting on the road and can be had with any portion of

the orchard, as is also the dwelling. The roads are all graded and bridges and culverts built. Map also shows acreage and price of each lot. A number of the lots contain bottom land, well drained fruit land, some open land, timber and running water. This is hard to find in this locality combined in one small piece of land, and makes such pieces very desirable for small homes.

A Natural Beauty Spot

Lot number 13 has but small commercial value except for the timber which it contains, (about 1,000 cords of native timber.) It lies in a canon and is traversed by one of the largest flowing streams on the ranch. It is heavily timbered and rough. The largest pine tree on the place measures 23 feet in circum-

ference. Also many giant tan oaks, pepperwood, buckeye, and other California native timber. The waterway and banks are simply lined with ferns and mosses of all descriptions, from the Giant Breaks, growing nearly as high as a man's head to the delicate little Maidenhair. There are also two caves on

this piece showing subterranean stratas of sea shells in a perfect state of preservation, imbedded in sandstone. They are wonderfully interesting places to visit, and would well repay a trip to Sebastopol to see. Also one of these caves shows strong indications

of copper and other minerals. There are few places in California, with all her great wealth of natural scenic beauty, that can equal this little spot. It should be very valuable to the right party for a quiet summer resort or gentleman's country place. Its beauties should be preserved from the ax of the woodman.

Information on Individual Lots

Lot number 23 contains one acre and is located nearly in the center of the ranch. I have reserved this lot for school purposes, and it is my intention to present the land to the purchasers on the ranch at such time as it shall be needed for such purpose, which is not very far distant. The ranch is now in Canfield school district, and about 1¼ miles from school house.

Lots number 30 and 31 contain nearly 38 acres of fine level plateau land and are perhaps the most valuable on the whole ranch for a big orchard all in one body. All clear and ready for plow.

Lots number 1-33-34-24-25-26 and 27 are especially well adapted for chicken ranches.

Lot number 11 is all creek bottom land, would make a fine market garden. Rich black alluvial sediment soil.

Lot number 10 is hilly, heavily timbered in places, abundant running water, few acres of excellent plow land, beautiful building spot and picturesque surroundings. Good place to keep poultry, few cows, hogs, family orchard, etc.

Lots number 2-3-4-5-6-7-8 and 9 are eastern slope, sandy loam soil, all fine fruit land.

Lot number 12 has about 10 acres of fine bearing apples and cherries which are turning off a big income. Some sediment bottom land along the creek, and the balance is nearly all first class sandy loam rolling fruit land. A No. 1 for big apple orchard.

Lot number 14 contains the residence, which cost \$2,500 to erect. It is nearly new, and modern in every respect.

Lot number 15 is all bearing Gravenstein apples and is worth \$300 per acre more than I am asking for it. Such orchards in the Sebastopol country, and they are scarce, have never been offered at any price. They are too valuable to their owners.

Lot number 16 is all in fall and winter apples in bearing, and is dirt cheap at the price offered. The income from this orchard should pay for it in three or four years in the hands of an intelligent orchardist. Terms on the improved portion, one-third cash, the balance to suit purchasers.

Lots number 21 and 22 each have a large barn worth at least \$1,000 each.

Any further information with regard to individual lots will be cheerfully and correctly given upon application.

Terms to Purchasers.

To purchasers of the unimproved portion I will accept one-fifth of the purchase price as the first payment, and the balance to be divided into eight equal annual payments, with interest on the deferred amount at the rate of Six per cent per annum, payable annually. To any purchaser who will, within 90 days from date of purchase, place permanent improvements on any lot to the extent

of \$500, I will allow such purchaser to pay only interest for two years if he does not desire to make any principal payment. After two years the balance to be paid in eight equal annual payments. This gives purchasers with small amount of cash a chance to get started before making any principal payment, and gives a full ten years in which to pay for the land.

DO NOT WRITE ABOUT EXCHANGES. NO PORTION OF THE RANCH IS FOR EXCHANGE. IF YOU ARE INTERESTED GET BUSY. THIS IS AN EXCEPTIONAL CHANCE TO GET A GOOD PIECE OF LAND, IN A GOOD COMMUNITY, AT A SMALL PRICE, AND UPON VERY EASY TERMS.

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